

LEGEND

-
- WETLANDS
- APPROXIMATE ACTIVE RECREATION SPACE
- APPROXIMATE BUILDING AREA
- APPROXIMATE PARKING AREA
- OPEN SPACE AREA
- APPROXIMATE TRAIL (MIN. 8')
- APPROXIMATE SIDEWALK (MIN. 5')
- APPROXIMATE TRAIL (MIN. 8')
- APPROXIMATE 4' PREVIOUS TRAIL
- POSSIBLE LOCATION OF PEDESTRIAN CROSSWALK
- POSSIBLE LOCATION OF APPROXIMATE (6') SERVICE AREA
- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE THAT MAY BE REMOVED
- APPROX. LOCATION OF 4444+ ARCHEOLOGICAL SITE

PROPOSED R-24 ZONING TABULATION

AREA: 21.7 AC.
 EXISTING ZONING: PD-IP
 PROPOSED ZONING: R-24
 PROPOSED NUMBER OF UNITS: MULTIFAMILY - 445
 PROPOSED DENSITY (MARKET RATE): 19.2 DWELLING UNITS/AC.
 MAINTAIN NUMBER OF MULTIFAMILY UNITS PER STRUCTURE IS 64.
 AFFORDABLE DWELLING UNITS (PER LCZO SECTION 7)
 REQUIRED: 28 ADU's (445 x PER LCZO SECTION 7)
 PROPOSED: Up to 28 ADU at a rate of 6.25% per Market Rate Unit
 OPEN SPACE PROVIDED: 65 AC. (30%)
 ACTIVE RECREATION AREAS: 2.0 AC.
 OTHER OPEN SPACE: 4.5 AC.
 ACTIVE RECREATION OPEN SPACE:
 REQUIRED: 96,400 SF OR 2.0 AC. [PER LCZO SECTION 7-1003 (E)]
 PROPOSED: For first 10 Market Rate Dw + 200 SF each Additional)
 PROPOSED: A MINIMUM OF 86,400 SF OR 2.0 AC.
 LOT SIZE: NO MINIMUM
 LOT LENGTH: 60 FEET MINIMUM
 LOT LENGTH/WIDTH RATIO: 6:1 MAXIMUM
 YARD REQUIREMENTS (R-24) (PER LCZO SECTION 7-1000):
 MULTI-FAMILY STRUCTURES:
 FRONT - 25 FT MIN
 SIDE - 10 FT MIN; 25 FT MIN ON CORNER LOTS
 REAR - 25 FT MIN.
 DEVELOPMENT SETBACKS AND ACCESS FROM MAJOR ROADS (PER LCZO SECTION 7-1004)
 75' BUILDING / 35' PARKING SETBACK TO MAJOR COLLECTOR (CITY CL. 100')
 PARKING REQUIRED: PER ORDINANCE
 PARKING PROVIDED: PER ORDINANCE
 BUILDING REQUIREMENTS (R-24) (PER LCZO SECTION 7-1000 & 3-707):
 LOT COVERAGE (REQUIRED): 70% MAXIMUM (+/-5.2 AC.)
 LOT COVERAGE (PROVIDED): PER ORDINANCE
 MAXIMUM BUILDING HEIGHT: 45 FEET

PROPOSED PD-CC-CC ZONING TABULATION

AREA: 12.4 AC ±
EXISTING ZONING: PD-P
PROPOSED ZONING: PD-C(C-C)
PROPOSED PD-C(C-C) USES:
UP TO 75,000 SF* OFFICE USES
UP TO 60,000 SF PD-C(C-C) PERMITTED NON-OFFICE USES
TOTAL FLOOR AREA SHALL NOT EXCEED 117,000 SF
REQUIRED OPEN SPACE (20%): 2.5 AC ±
PROVIDED OPEN SPACE (31%): Minimum 3.8 AC.
LOT REQUIREMENTS (PD-C(C-C)) (PER LOT2 SECTION 4-206):
LOT SIZE: NO MINIMUM REQUIREMENT
LOT WIDTH: NO MINIMUM REQUIREMENT
YARD REQUIREMENTS (PD-C(C-C)) (PER LOT2 SECTION 4-206-C):
35' BUILDING, PARKING, REFUSE, & LOADING SETBACK TO RIGHT OF WAY
*00' BUILDING, PARKING, REFUSE, & LOADING SETBACK TO NON-RESIDENTIAL DISTRICT
100' BUILDING, PARKING, REFUSE, & LOADING SETBACK TO RESIDENTIAL DISTRICT
(* MODIFICATION REQUESTED - SEE BELOW)
DEVELOPMENT SETBACKS AND ACCESS FROM MAJOR ROADS (PER LOT2 SECTION 5-900):
75' BUILDING / 35' PARKING SETBACK TO MAJOR COLLECTOR (CITY CNTR & NOKES BLVD)
PARKING REQUIRED: PER ORDINANCE
PARKING PROVIDED: PER ORDINANCE
BUILDING REQUIREMENTS (PD-C(C-C)) (PER LOT2 SECTION 4-206-C):
FLOOR AREA: 4. MAXIMUM (2.0 MAX ON INDIVIDUAL LOTS)
FLOOR AREA PROPOSED: ±22 MAXIMUM (2.0 MAX ON INDIVIDUAL LOTS)
LOT COVERAGE: NO MAXIMUM
MAXIMUM BUILDING HEIGHT: 45 FEET

PROPOSED PD-CC-CC MODIFICATION (SECT. 4-205(C)(2))

REQUIRED:

- 100' BUILDING, PARKING, REFUSE, & LOADING SETBACK TO RESIDENTIAL DISTRICT
- NO PARKING, OUTDOOR STORAGE, REFUSE, OR LOADING, SHALL BE PERMITTED BETWEEN BUILDINGS OR VISIBLE FROM RESIDENTIAL AREAS.
- 10' MINIMUM / 25' MAXIMUM TYPE I REAR BUFFER

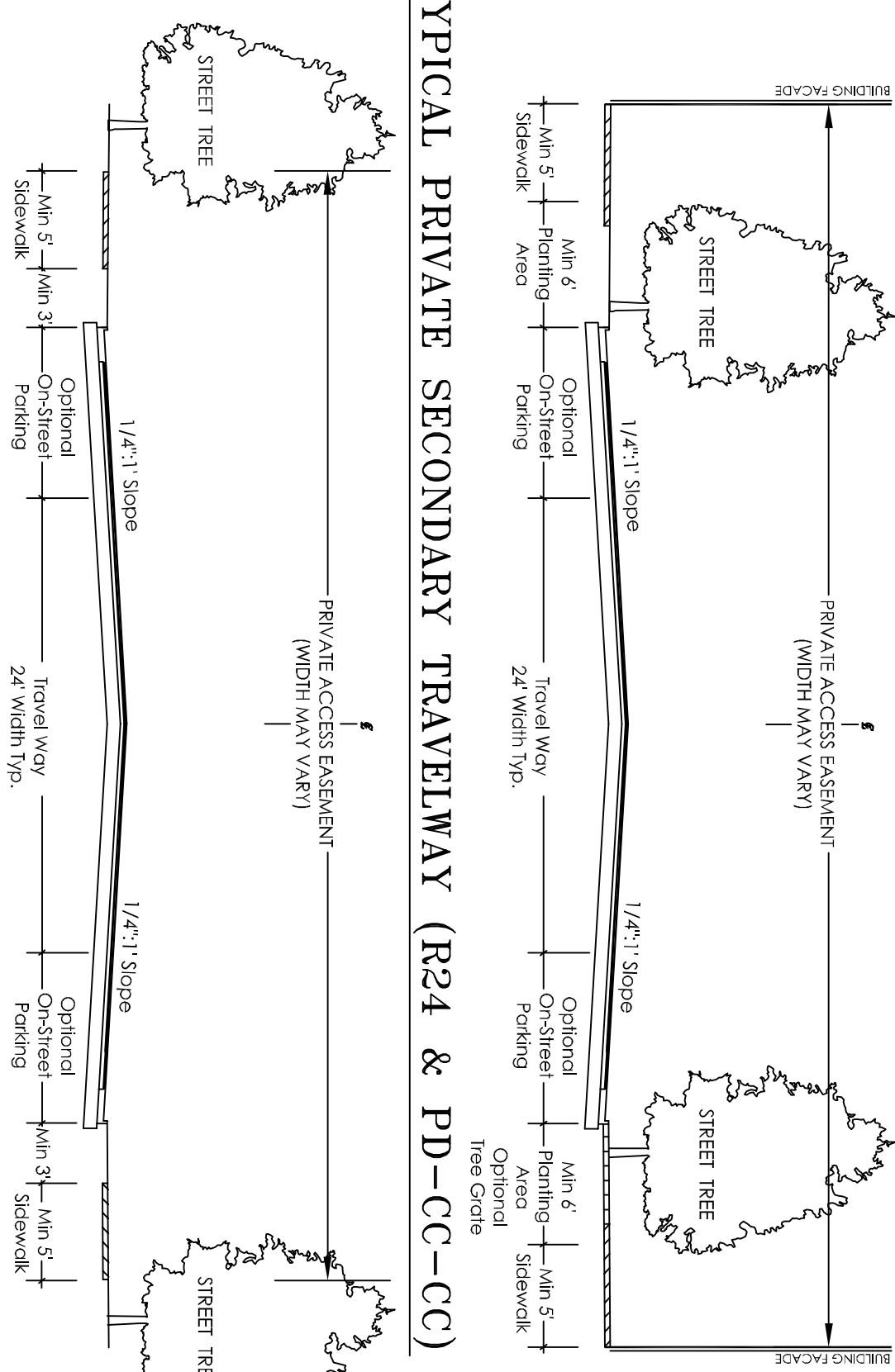
PROPOSED:

- 60' BUILDING, PARKING, REFUSE, & LOADING SETBACK TO RESIDENTIAL DISTRICT
- NO PARKING, OUTDOOR STORAGE, REFUSE, OR LOADING, SHALL BE VISIBLE FROM RESIDENTIAL AREAS
- 25' MINIMUM TYPE II REAR BUFFER
- APPLIES ONLY TO AREAS DEPICTED AS "WOODED 50' SETBACK" ON REZONING PLAT

PROPOSED PD-CC-CC MODIFICATION (SECT. 4-206(D)(2))

REQUIRED - EAC/COMMERCIAL CENTER SHALL PROVIDE CONVENIENT AND COORDINATED VEHICULAR ACCESS TO PUBLIC ROADWAYS ONLY AS FOLLOWS: COMMUNITY CENTERS - COLLECTOR ROADS
PROPOSED - ALLOW ACCESS FROM PD-CC(CC) TO NOKES BLVD A MAJOR COLLECTOR ROAD VIA A PRIVATE STREET
PRIVATE MAJOR TRAVELWAY (R24 & PD-CC-CC)

TYPICAL PRIVATE SECONDARY TRAVELWAY (R24 & PD-CC-CC)



GENERAL NOTES:

- 1) BUILDING AREAS AND PARKING AREAS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN AND ENGINEERING. BUILDINGS WILL GENERALLY HAVE A MINIMUM OF 10 FEET OF SETBACK FROM THE PROPERTY LINE. THE SIDE YARD SETBACK SHALL BE PROVIDED WITHIN THE APPROXIMATE BUILDING AREA. AREAS NOT PLANNED FOR BUILDING OR PARKING MAY BE PROVIDED AS OPEN SPACE.
- 2) AS LABELED ON THE REZONING PLAN, THE COMMUNITY GREEN & TOT LOT MAY SHIFT NORTH OR SOUTH WITHIN THE LIMITS DEPICTED. SHOULD THE COMMUNITY GREEN & TOT LOT BE RELOCATED, BUILDING AREA, OR OPEN SPACE AREA, WILL BE ALLOWED WITHIN THE LIMITS DEPICTED.
- 3) THE LOCATION OF THE CLUBHOUSE & POOL CENTER MAY BE INTERCHANGED WITH THE LOCATION OF THE COMMUNITY GREEN & TOT LOT.
- 4) THE SECONDARY TRAVELWAY IMMEDIATELY NORTH AND WEST OF THE VILLAGE GREEN IS OPTIONAL. SHOULD SAID TRAVELWAY NOT BE CONSTRUCTED, THE AREA OF SAID TRAVELWAY WILL BE ADDED TO THE VILLAGE GREEN.
- 5) ONSTREET PARKING MAY BE PROVIDED ALONG INTERNAL TRAVELWAYS.
- 6) PER LC20 SECTIONS 4-206(C)(1)(B), 4-207(C)(1), & 4-207(D)(1) LANDSCAPING, BUFFERING, AND SCREENING SHALL BE USED TO SCREEN BUILDINGS FROM THE STREET. TREES TO BE PLANTED ALONG THE PARKING STRIPS, TRAIL, AND SIDE YARD STRIPS. RESIDENTIAL USES WILL BE PROVIDED PER THE REQUIREMENTS OF THE REVISED 1993 JORDOUN COUNTY ZONING ORDINANCE SECTION 5-1102.
- 7) THE OWNER SHALL CONSTRUCT (1) PAVILION WITHIN THE COMMUNITY GREEN & (2) GAZEBO WITHIN THE VICINITY OF B&P FACILITY 1. THE PAVILION SHALL INCLUDE AT A MINIMUM 4 PLENC TABLES AND 2 OUTDOOR CHAIRS.

1	06-19-03	Per LC	Comments	9	10-15-09	Per LC	Comments
2	10-06-03	Per LC	Comments	10	08-28-10	Per PC	Comments
3	03-03-04	Per LC	Comments	11	10-20-10	Per PC	Comments
4	04-22-04	Per LC	Comments	12	01-06-11	Per LC	Comments
5	03-10-08	Per LC	Comments				
6	02-20-09	Per LC	Comments				
7	07-28-09	Per LC	Comments				
8	08-26-09	Per LC	Comments				
<i>REVISION</i>							

REVISION

*PARC DULLES II @
DULLES TOWN CENTER
PROJECT OWNER:
D T C PARTNERS, LLC/LERNER COMPANIES
POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA*

*REZONING PLAT
& CIRCULATION PLAN*

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